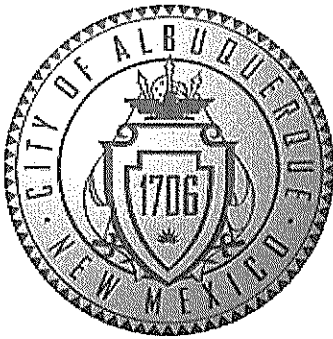


EC-23-280



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

March 30, 2022

TO: Pat Davis President, City Council

FROM: Tim Keller, Mayor *TK*

Subject: Lead & Graceland Ave. SE Right of Way Vacation

Project# PR-2023-008127, SD-2023-00045, VACATION OF PUBLIC RIGHT-OF-WAY

Tim Borrer requests the aforementioned action within all or a portion of: LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION, zoned MX-L, located at the northwest intersection of Lead Ave. SE and Graceland Ave. SE, between Coal Ave. SE and Lead Ave. SE containing approximately 0.8824 acre(s). (K-17)

Request: This is a request for a vacation of 3,085 square feet and the entire width of an alleyway within the boundary of the subject property.

Per Section 14-16-6-6(M)(1)(b) of the IDO, the Development Hearing Officer (DHO) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. This alleyway vacation is over 500 square feet in size and the entire width of the alleyway, therefore the DHO is a recommending body to City Council.

At the MARCH 22nd, 2023 public meeting, the DHO (David S. Campbell) recommended approval of the request to the City Council of the proposed vacation as shown on the Vacation Exhibit "Square footage of alleyway to be vacated" (attached) in the Planning file under Project# PR-2023-008127, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

DocuSigned by:
Alan Varela
3/31/2023 | 3:37 PM MDT
947D8BB6EF4C443...
Alan Varela
Planning Director

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

TB Consultants LLC/
Alexander Holdings LLC
P.O. Box 52126
Albuquerque, NM 87181

Project# PR-2023-008127
Application#
SD-2023-00045 VACATION OF RIGHT OF WAY

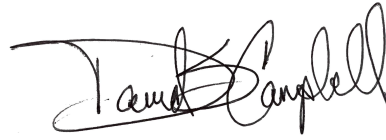
LEGAL DESCRIPTION:

For all or a portion of: **LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION** zoned **MX-L** located on **LEAD between COAL and SIERRA/GRACELAND** containing approximately **0.8224** acre(s). **(K-17)**

On March 22, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and recommended approval of the request, based on the following Findings:

1. This is a request to vacate the entirety of a 3,085 square foot alleyway within the boundary of the subject property.
2. The applicant provided notice as required in Table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require that the public right-of-way for the alleyway be retained as the alleyway is surrounded entirely by properties that are owned by the Applicant, and all properties have frontage along a public street.
4. Pursuant to section 14-16-6-6(M)(1)(b) of the IDO, the DHO will be the recommending body to the City Council on the request because the Vacation is more than 500 square feet and the entire width of a platted alley.
5. The platting application for the Vacation must be submitted within one year of City Council approval or it will be void (see Table 6-4-3 of the IDO).

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is fluid and cursive, with the first name "David" and last name "Campbell" clearly distinguishable.

David S. Campbell
Development Hearing Officer







PR-2023-008127_March_22_2023 - Notice of Decision

Final Audit Report

2023-03-24

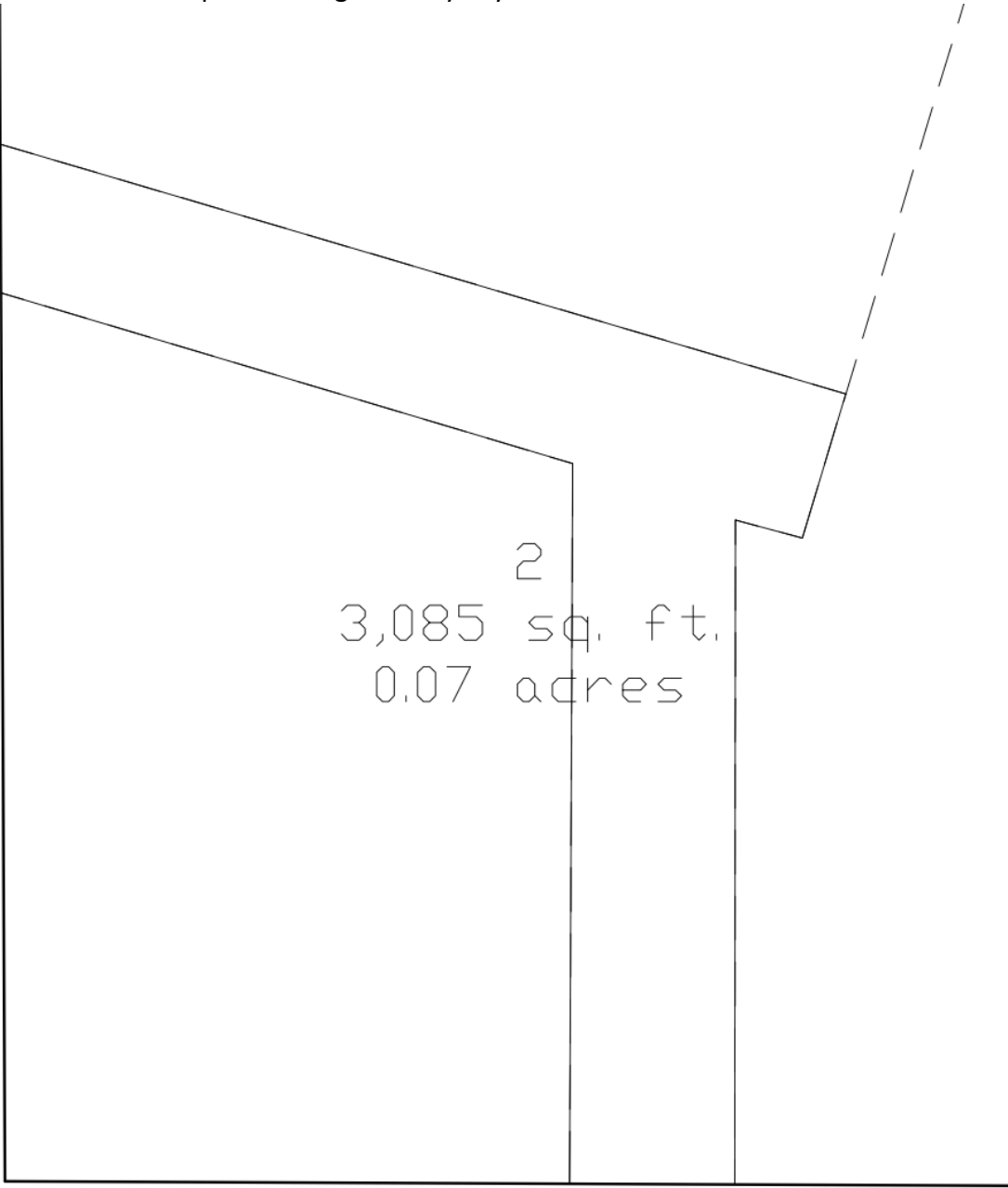
Created:	2023-03-24
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
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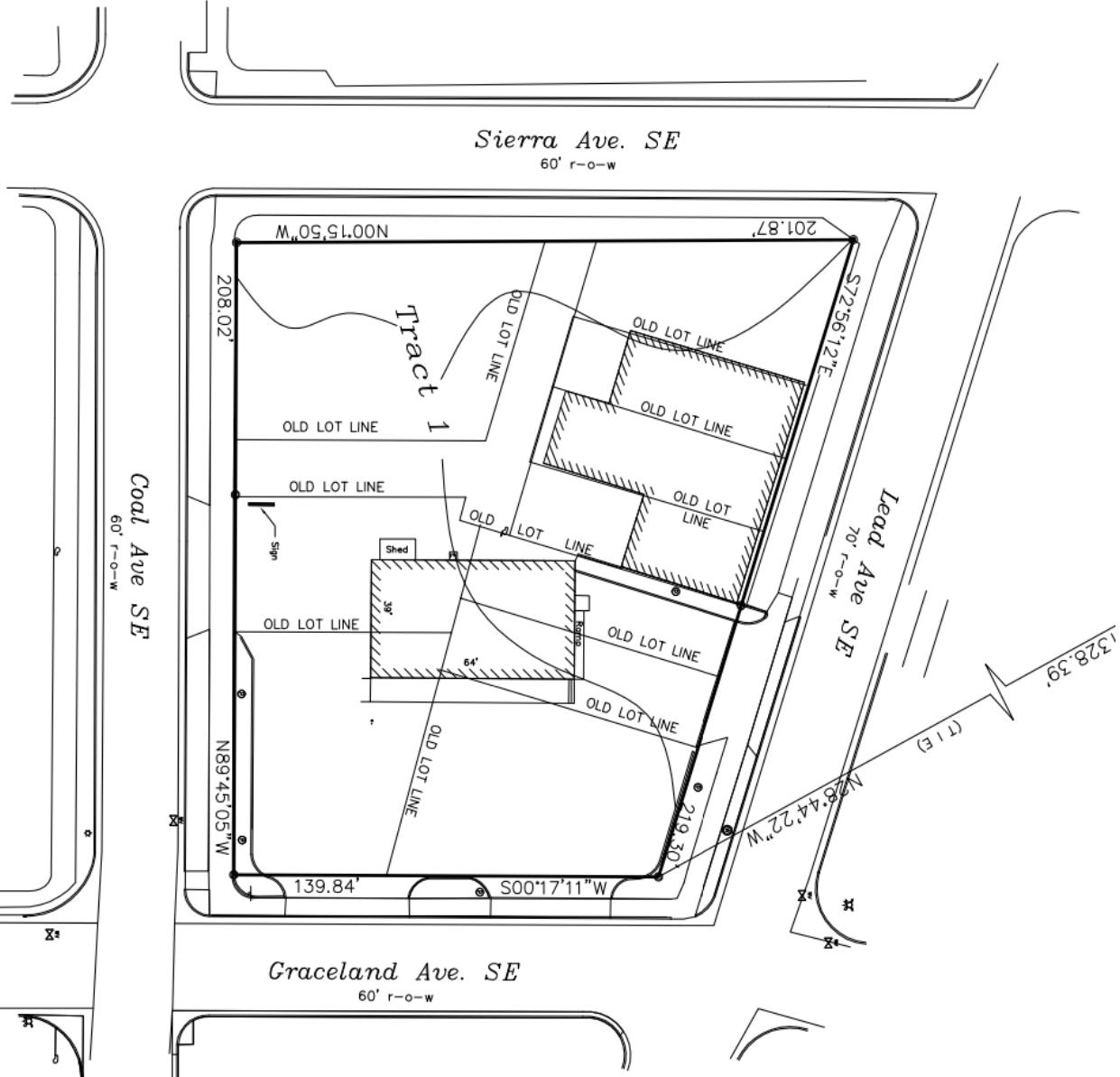
"PR-2023-008127_March_22_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-03-24 - 8:16:29 PM GMT- IP address: 143.120.132.76
-  Document emailed to david@davidscampbell.com for signature
2023-03-24 - 8:16:54 PM GMT
-  Email viewed by david@davidscampbell.com
2023-03-24 - 11:47:57 PM GMT- IP address: 73.26.229.89
-  Signer david@davidscampbell.com entered name at signing as David S. Campbell
2023-03-24 - 11:49:05 PM GMT- IP address: 73.26.229.89
-  Document e-signed by David S. Campbell (david@davidscampbell.com)
Signature Date: 2023-03-24 - 11:49:07 PM GMT - Time Source: server- IP address: 73.26.229.89
-  Agreement completed.
2023-03-24 - 11:49:07 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.

Square footage of alleyway to be vacated







Development Facilitation Team (DHO) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2023-008127 Date: 03/22/2023 Agenda Item: NA Zone Atlas Page: K-17

Legal Description: Lots 1-10, BLOCK 17, Mesa Grande Addition

Location: LEAD between COAL and SIERRA/GRACELAND

Application For: SD-2023-00045 – VACATION OF RIGHT-OF-WAY (DHO)

1. No objection to the proposed vacation.

Comment: (Provide written response explaining how comments were addressed)

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008127
4212 Coal Ave SE

AGENDA ITEM NO: 1

SUBJECT: Vacation of ROW

ENGINEERING COMMENTS:

1. No objection to the alley vacation.
2. As a reminder, when this comes back for platting please provide sidewalk widths. 5' sidewalk with 4' clear around obstructions is required along Sierra and Graceland. 6' sidewalks with 4' clear around obstructions is required along Lead and Coal.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: March 22, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

Emailed March 3, 2023
DHO Comments for Meeting on 3/22/2023

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2023-008127

LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION:

ZAP: K-17

SD-2023-00045 VACATION OF • No adverse comments to the vacation •
RIGHT-OF-WAY

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-008127 Hearing Date: 03-22-2023
Project: Tract 1, Block 17 Mesa Grande Addition Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no comments to the vacation of the alley.
- A licensed New Mexico civil engineer will need to submit a Conceptual Grading & Drainage Plan to Hydrology for review & approval. This needs to be done prior to submitting for Site Plan for Building Permit or preliminary plat.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



Kizito Wijenje
EXECUTIVE DIRECTOR

March 14, 2023

MEMORANDUM

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

From: Cordell Bock, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Cases to be heard on March 22, 2023

1. Project #2023-008127

- a. DRB Description: SD-2023-00045—Vacation of Right-of-Way
- b. Site Information: Lots 1-10, Block 17, Mesa Grande Addition, zoned MX-L located on Lead Ave. between Coal and Sierra/Graceland.
- c. Site Location: 4212 Coal Ave SE, 4204 & 4206 Lead Ave SE, 4208 Lead SE.
- d. Request Description: Vacation of an alleyway.
- e. No comments.

2. Project #2021-006147

- a. DRB Description: SD-2023-00046—Vacation of Right-of-Way
- b. Site Information: Portions of Block 5 Moore Addition and Block 2 Romero Addition, zoned NR-PO-A.
- c. Site Location: Rosemont Ave. from 5th Street to 6th Street.
- d. Request Description: Vacation of Rosemont Ave. Right-of-Way, from 5th street to 6th Street, the full width of the street.
- e. No comments.

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 3/22/2023

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

PR-2023-008127

SD-2023-00045 – VACATION OF RIGHT-OF-WAY

PROJECT NAME:

TIM BORROR agent for **TB CONSULTANTS LLC | ALEXANDER HOLDINGS LLC** requests the aforementioned action for all or a portion of: **LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION** zoned **MX-L** located on **LEAD betw** **COAL** and **SIERRA/GRACELAND** containing approximately **0.8224** acre(s). **(K-17)**

PROPERTY OWNERS: TB CONSULTANTS LLC & ALEXANDER HOLDINGS LLC

REQUEST: ALLEYWAY VACATION

COMMENTS:

1. Code Enforcement has no comments and no objections.



**PNM Comments
Development Hearing Officer
Public Meeting: 22 March 2023**

PR-2023-008127 / SD-2023-00045 (Sierra Ave at Coal Ave SE)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There may be existing PNM facilities located within the alley proposed to be vacated per the terms and conditions of the Franchise Agreement with the City of Albuquerque for utility facilities in public rights-of-way.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the alley proposed to be vacated as determined by PNM.
5. If it is determined there are PNM facilities in the alley proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 14-16-6-6(M)(2)(f)2.a.ii.** as soon as possible. Contact Rodney Fuentes via email at Rodney.Fuentes@pnmresources.com.
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



DEVELOPMENT HEARING OFFICER

Planning Dept. - Case Comments

HEARING DATE 3/22/23 AGENDA ITEM No. 1

Project Number: PR-2023-008127

Application Number: SD-2023-00045

Project Name:

Request: Vacation of Public Right of way – City Council

COMMENTS:

- The applicant is proposing to vacate 3,085 square feet and the entire width of an alleyway. Per 6-6(M)(1)(b) of the IDO, the vacation of more than 500 square feet or the entire width of a platted alley requires City Council approval, with the DHO being a recommending body.
- The Vacation of the alleyway is justified because the alleyway is surrounded entirely by properties that are owned by the Applicant, and all properties have frontage along a public street.
- A Minor Preliminary/Final platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation. The platting application forms can be obtained at the following links:

DHO Application Form:

https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf

Form S2:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

Form S:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S.pdf>

- For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.
- The applicant must consult with Real Property regarding the purchase of the right-of-way.
- On March 2, 2023, the applicant held a meeting with the Nob Hill Neighborhood Association about the project.

For Future Development, please be aware of the following:

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
- Table III – Provisions for ABC Comp Plan Centers & Corridors, w/in ¼ mile MS-Main Street, PT-Premium Transit.
- 4-2 Allowed Uses, table 4-2-1. ***Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
- 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.
***Plans should include setback measurements and elevations with height measurements.**
- 5-3 Access & Connectivity requirements.
***Clarify if access is affected by replat. Identify how access to the alleyway will be closed to vehicular traffic.**
- 5-5 Parking & Loading requirements, Table 5-5-1.
***Clarify if parking is affected by replat**
- 5-6 Landscaping, Buffering, and Screening standards and requirements.
Be aware of several sections related to new development - **5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.**
*** Clarify if Landscaping is affected by replat**
- 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
5-7-D-3 for wall height exceptions.
- 5-8 for Outdoor Lighting requirements.
- **5-11 Building and façade design requirements.**

- 5-12 for Signage requirements and restrictions.
- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:

The subject property is not located within an Urban Center. Lead Avenue is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Coal Avenue is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Sierra Drive is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet. Graceland Drive is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.

For the platting phase, please detail landscape/buffer zone and sidewalk widths.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 3/20/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

PR-2023-008127

SD-2023-00045 – VACATION OF RIGHT-OF-WAY

TIM BORROR agent for TB CONSULTANTS LLC | ALEXANDER HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION zoned MX-L located on LEAD between COAL and SIERRA/GRACELAND containing approximately 0.8224 acre(s). (K-17)

PROPERTY OWNERS: TB CONSULTANTS LLC & ALEXANDER HOLDINGS LLC

REQUEST: ALLEYWAY VACATION

Comments:

01-18-2023

Coal Ave and Lead Ave are Urban Principal Arterial and require street trees if new development is applicable per IDO Section 5-6(B).

03-17-2023

No comments or objections to this request for vacation of right-of-way.

Whitney Phelan, Senior Planner, Parks & Recreation Department
wphelan@cabq.gov

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

☐**VACATION OF RIGHT-OF-WAY - DHO**☒**VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

X

___ 1) DHO Application form completed, signed, and dated

___ 2) Form V with all the submittal items checked/marked

X

___ 3) Zone Atlas map with the entire site clearly outlined and labeled

___ 4) Copy of the complete document which created the easement(s)

Not required for City owned public right-of-way

X

___ 5) Drawing showing the easement or right-of-way to be vacated

___ 6) If easements, list number to be vacated _____

X

___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) 3,085**SUPPORTIVE DOCUMENTATION**

___ 8) Letter of authorization from the property owner if application is submitted by an agent

X

___ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

X

___ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

X

___ 11) Sign Posting Agreement

X

___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)x Office of Neighborhood Coordination neighborhood meeting inquiry responsex Proof of email with read receipt OR Certified Letter offering meeting to applicable associationsx Completed neighborhood meeting request form(s)x If a meeting was requested or held, copy of sign-in sheet and meeting notes

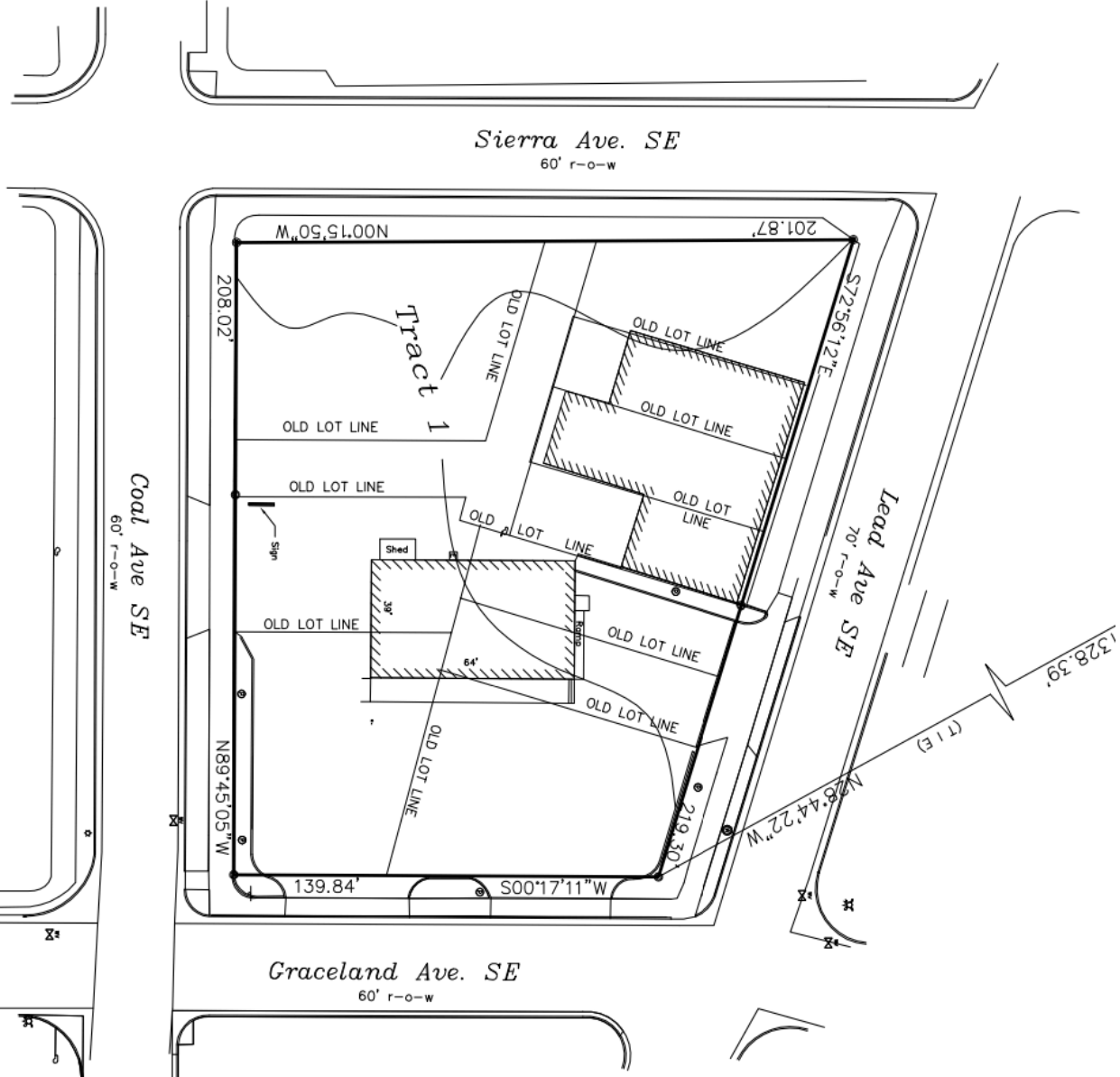
- ☒ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
- ☒ Office of Neighborhood Coordination notice inquiry response
- ☒ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ____ 14) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

☐ **VACATION OF PRIVATE EASEMENT**

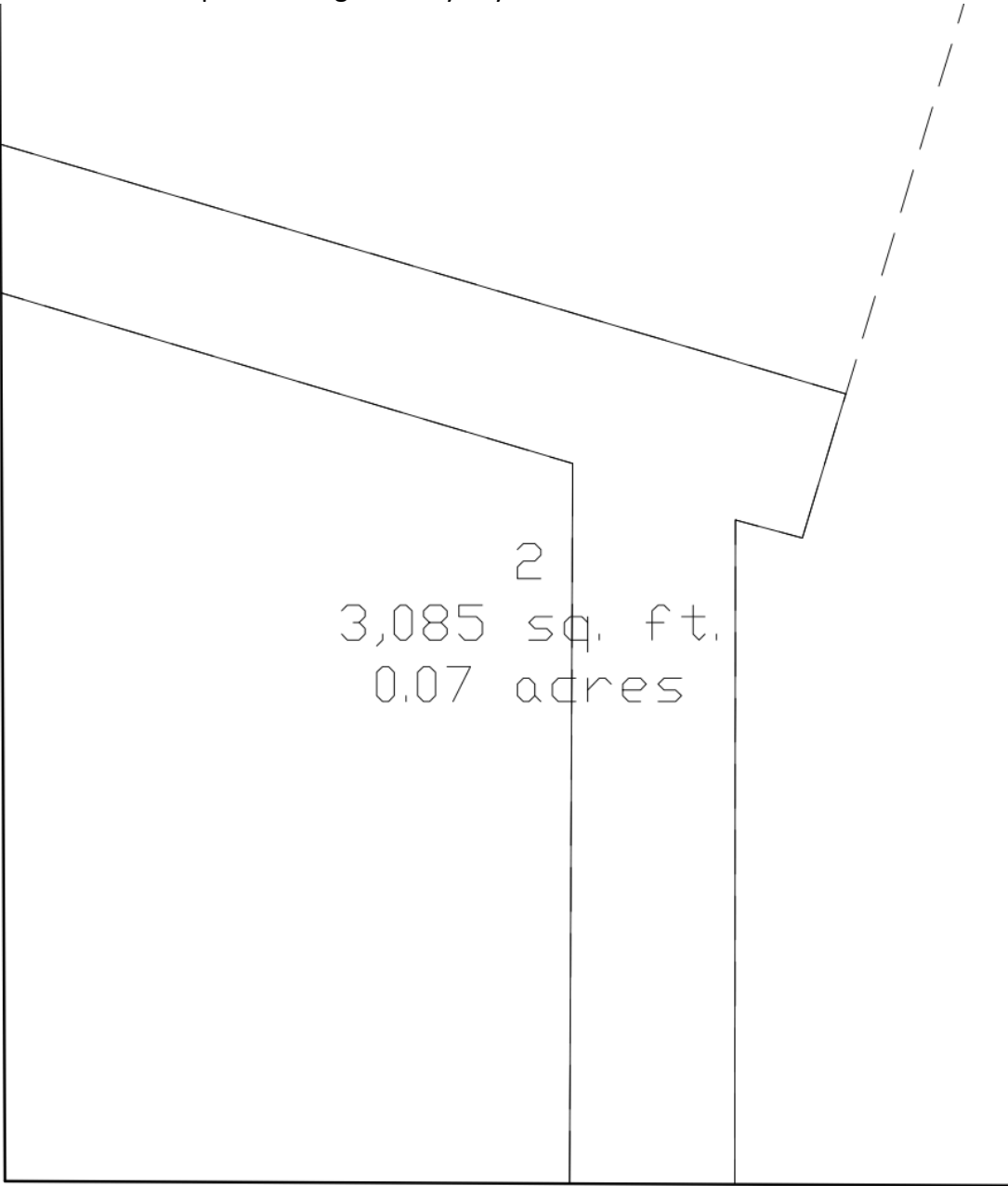
☐ **VACATION OF PUBLIC EASEMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ____ 1) DHO Application form completed, signed, and dated
- ____ 2) Form V with all the submittal items checked/marked
- ____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ____ 4) Copy of the complete document which created the easement(s)
- ____ 5) Drawing showing the easement or right-of-way to be vacated
- ____ 6) List number to be vacated _____
- ____ 7) Letter of authorization from the property owner if application is submitted by an agent
- ____ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ____ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ____ 10) Interpreter Needed for Hearing? ____ if yes, indicate language: ____



Square footage of alleyway to be vacated



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
 - A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
 - B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
 - C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
 - A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
 - B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
 - A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
 - B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME
Signs must be posted from 3/7/23 To 4/6/23
5. REMOVAL
 - A. The sign is not to be removed before the initial hearing on the request.
 - B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

2/23/23

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2023-008127



Sierra Hacienda Builders LLC

Lic # 85378
PO Box 52126
Albuquerque, NM 87181
505-220-1525

Date: 1/9/23

Job Location: Block 17 of the Mesa Grande Addition to the City of Albuquerque Including Vacated Portion of the Alleyway within Block 17 South of Lots 1,2,3, and 4 all in the Block of the Mesa Grande Addition to the City of Albuquerque. Lying and being situated within Section 23, Township 10 North, Range 3 East N.M.P.M

Letter of Explanation

I currently own the entire city block (Block 17 of the Mesa Grande Addition to the City of Albuquerque Excluding Vacated Portion of the Alleyway within Block 17 South of Lots 1,2,3, 4, 5, 6, 7, 8, 9, 10 all in the Block of the Mesa Grande Addition to the City of Albuquerque. Lying and being situated within Section 23, Township 10 North, Range 3 East N.M.P.M) and would like to consolidate the 10 existing lots and public alleyway into one lot. In this process, I would like to vacate the right-of-way alley, which only serves these properties.

There are currently 2 structures on the site, one will remain (the gym), the other will be demolished.

Tim Borrer, MBA
President



Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

To: You

Cc: Wolfley, Jolene; Armijo, Ernest M.; Somerfeldt, Cheryl; Cadena, Kristopher; Biazar, Shahab +13 others



Tue 1/17/2023 6:14 PM

2023-008127_Hydro_01-18... CE-PR-2023-008127_1-17-23... PR-2023-008127_PLN_1-17-23...

Show all 6 attachments (427 KB) Save all to OneDrive Download all

08127. If you as the applicant elect to meet with DFT staff to go over their comments on the Sketch Plat, the meeting is scheduled to take place remotely tomorrow via Zoom at 1:00 pm.

Attached are the DFT comments for the Sketch Plat for PR-2023-008127. If you as the applicant elect to meet with DFT staff to go over their comments on the Sketch Plat, the meeting is scheduled to take place remotely tomorrow via Zoom at 1:00 pm.

Instructions for joining the meeting are as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/89785314995>
Meeting ID: 897-8531-4995 By phone: +1-846-248-7799 or Find your local number



Jay Rodenbeck
Planning Manager
Development Review Services
o (505) 924-3994
c (505) 553-0682
e jrodenbeck@cabq.gov
cabq.gov/planning

RE: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra



Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

To: You



Wed 1/18/2023 2:25 PM

Thanks for the confirmation Tim, there was no requirement to meet with our staff to go over their comments with you.

From: Tim Borrer <trb607ca@hotmail.com>
Sent: Wednesday, January 18, 2023 2:06 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: Fwd: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to phishing@cabq.gov and delete if an email causes any concern.

I do apologize but I was in the middle of getting stuff ready for a final inspection and lost track of time. Is there another time we can schedule this? Or can we just proceed because I've looked at all the comments and it all seems pretty minuscule. We addressed pretty much everything in a new proposed site plan that we worked up this morning

Sent from my iPhone

Begin forwarded message:

From: Tim Borrer <trb607ca@hotmail.com>
Date: January 17, 2023 at 6:56:11 PM MST
To: Treveston Elliott <treveston@tearchitect.com>
Subject: Fwd: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra

RE: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra



Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
To: You

← ↶ ↷ ...
Wed 1/18/2023 2:25 PM

Thanks for the confirmation Tim, there was no requirement to meet with our staff to go over their comments with you.

From: Tim Borrer <trb607ca@hotmail.com>
Sent: Wednesday, January 18, 2023 2:06 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: Fwd: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra

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I do apologize but I was in the middle of getting stuff ready for a final inspection and lost track of time. Is there another time we can schedule this? Or can we just proceed because I've looked at all the comments and it all seems pretty minuscule. We addressed pretty much everything in a new proposed site plan that we worked up this morning

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Begin forwarded message:

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To: Treveston Elliott <treveston@tearchitect.com>
Subject: Fwd: DFT Comments for PR-2023-008127: 24 townhomes lead/Sierra



John Pate <JPate@molzencorbin.com>
To: You

Thank you. My name is John Pate.
I will review this information.

For the Southeast Heights Neighborhood Association
John Quinn Pate, President



From: Tim Borrer <trb607ca@hotmail.com>
Sent: Wednesday, February 1, 2023 4:22 PM
To: John Pate <JPate@molzencorbin.com>
Subject: Re: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Hi Pete,

I own the entire city block and the Anytime Fitness (once the Circle K). We are going to knock down the two delapated buildings and build townhomes (see attached site plan). Please let me know if you have any further questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

From: John Pate <JPate@molzencorbin.com>
Sent: Wednesday, February 1, 2023 4:17 PM
To: Tim Borrer <trb607ca@hotmail.com>
Subject: RE: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

What is the location and purpose of this consolidation of lots from 10 to one?

For the Southeast Heights Neighborhood Association
John Quinn Pate, President



From: Tim Borrer <trb607ca@hotmail.com>
Sent: Wednesday, February 1, 2023 4:05 PM
To: John Pate <JPate@molzencorbin.com>
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Warning: This email contains elements that may indicate "Phishing" intent - aimed at tricking you to disclose private/financial information or even your credentials.
Do you trust this sender?

Yes No

2/1/23, 4:12 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:00 PM

To: mandy@theremedyspa.com <mandy@theremedyspa.com>

 1 attachments (600 KB)

NeighborhoodMeetingRequest-1.pdf;

Hi Mandy,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

No request for a HOA meeting had been requested within the 15 day time period. However, the Nob Hill NA requesting an informational meeting after that time period (on 2/22/23), via Zoom. I have agreed to the zoom and am waiting a response, confirming that a meeting on 3/2/23 at 5:00pm would work (see attached)

Re: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Tim Borrer

To: Greg Weirs

Cc: Jeff Hoehn; Lucille Long; Bill A; Gary & Melodie Eyster; hollyhitzemann@comcast.net



Thu 2/23/2023 9:30 AM

Hi all,

We had emailed all the contacts with registered with the City of Albuquerque Office of Neighborhood Association on 2/1/23. I would be more than happy to have a zoom meeting on 3/2/23 at 5:00pm to answer any questions regarding this project.

Tim Borrer, MBA
Managing Member
TRB Holdings Inc
505-220-1525

From: Greg Weirs <vgweirs@gmail.com>

Sent: Wednesday, February 22, 2023 11:47 AM

To: trb607ca@hotmail.com <trb607ca@hotmail.com>

Cc: Jeff Hoehn <jeffh@clnabq.org>; Lucille Long <lucylongcares@gmail.com>; Bill A <wm_ashford@yahoo.com>; Gary & Melodie Eyster <meyster1@comcast.net>; hollyhitzemann@comcast.net <hollyhitzemann@comcast.net>

Subject: Re: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Dear Mr. Borrer,

The NHNA would like to hear about your project. Would a meeting over Zoom on the evening of Tuesday, Feb. 28th or Thursday, Mar. 2nd work for you? NHNA participants, please chime in on your availability as well.

We have no record of receiving your email from Feb. 1, otherwise we would have requested a pre-submittal meeting. We have had some inconsistencies with notification via the ONC since last fall. Would the ONC please respond with the two NHNA POC addresses it has on file?

Greg Weirs
NHNA Urban Planning Committee

2/1/23, 4:13 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:02 PM

To: info@willsonstudio.com <info@willsonstudio.com>

 1 attachments (633 KB)

NeighborhoodMeetingRequest-2.pdf;

Hi Patricia,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:14 P

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:03 PM

To: lucylongcares@gmail.com <lucylongcares@gmail.com>

 1 attachments (674 KB)

NeighborhoodMeetingrequest-3.pdf;

Hi Lucille,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:14 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:04 PM

To: jeffreياهوehn@gmail.com <jeffreياهوehn@gmail.com>

 1 attachments (698 KB)

NeighborhoodMeetingrequest-4.pdf;

Hi Jeff,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:15 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:05 PM

To: jpate@molzencorbin.com <jpate@molzencorbin.com>

 1 attachments (730 KB)

NeighborhoodMeetingrequest-5.pdf;

Hi John,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:16 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borrer <trb607ca@hotmail.com>

Wed 2/1/2023 4:05 PM

To: pmbdoc@yahoo.com <pmbdoc@yahoo.com>

 1 attachments (752 KB)

NeighborhoodMeetingrequest-6.pdf;

Hi Pete,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borrer, MBA
President
TRB Holdings Inc
505-220-1525



Effective 12/16/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.		
SUBDIVISIONS		MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)		<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)		<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)		<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)		<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor - Final Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
		APPEAL
		<input type="checkbox"/> Decision of DHO (Form A)
BRIEF DESCRIPTION OF REQUEST		
Vacation of an alleyway that serves no purpose and consolidation of 10 lots (I own the city block and the alleyway only serves these specific lots)		
APPLICATION INFORMATION		
Applicant/Owner: TB Consultants llc/Alexander Holdings llc		Phone: 505-220-1525
Address: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE		Email: trb607ca@hotmail.com
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): Timothy Borrer		Phone: 505-220-1525
Address: PO Box 52126		Email: trb607ca@hotmail.com
City: Albuquerque	State: NM	Zip: 87181
Proprietary Interest in Site: Managing Member		List all owners: Timothy Borrer
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot(s) 1,2,3,4,5,6,7,8,9,10 including the vacated alleyway		Block: 17
Subdivision/Addition: Mesa Grande Addition to the COA		Unit:
MRGCD Map No.:		UPC Code:
Zone Atlas Page(s): K-17-Z	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 10 plus vacated ROW	# of Proposed Lots: 1	Total Area of Site (Acres): 8224
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Lead	Between: Coal	and: Sierra/Graceland
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2023-008127		
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.		
Signature:		Date: 1/28/23
Printed Name: Timothy Borrer		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Association aAssociations

Name of NA Representative*: Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedydayspa.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borror
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation Public ROW (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☒ Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by*: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council
6. Where more information about the project can be found^{4*}:
- Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
- _____
- _____
- _____
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☐ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

**Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque**

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Association Association

Name of NA Representative*: Patricia Wil <https://ido.abc-zone.com/integrated-development-ordinance-ido#page%3D412>

Email Address* or Mailing Address* of NA Representative¹: info@willsonstudio.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borror
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Association Association

Name of NA Representative*: Patricia Willson

Email Address* or Mailing Address* of NA Representative¹: info@willsonstudio.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
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3. Agent/Applicant* [if applicable] Timothy Borror
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
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² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation Public ROW (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☒ Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by*: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council
6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
- _____
- _____
- _____
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): ☐ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] .8224
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nob Hill NA [Other Neighborhood Associations, if any]

SE Heights NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Nob Hill NA

Name of NA Representative*: Lucille Long

Email Address* or Mailing Address* of NA Representative¹: lucylongcares@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

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2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
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[Note: Items with an asterisk (*) are required.]

- ☐ Vacation Public ROW (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☒ Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
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- ☒ City Council
6. Where more information about the project can be found^{4*}:
- Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
- _____
- _____
- _____
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☐ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] .8224
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- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nob Hill NA [Other Neighborhood Associations, if any]

SE Heights NA

District 6 Coalition of Neighborhood Association

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Nob Hill NA

Name of NA Representative*: Jeff Hoehn

Email Address* or Mailing Address* of NA Representative¹: jeffreyahoehn@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation Public ROW (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☒ Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council
6. Where more information about the project can be found^{4*}:
- Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{5*} K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
- _____
- _____
- _____
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1^{*}: ☐ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] .8224
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] _____
 2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nob Hill NA [Other Neighborhood Associations, if any]

SE Heights NA

District 6 Coalition of Neighborhood Association

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Southeast Heights NA

Name of NA Representative*: Pete Belletto

Email Address* or Mailing Address* of NA Representative¹: pmbdoc@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Southeast Heights NA

Name of NA Representative*: Pete Belletto

Email Address* or Mailing Address* of NA Representative¹: pmbdoc@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
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4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
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 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor _____ (Minor or Major)

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² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation Public ROW (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☒ Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☒ City Council
6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)⁵ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☐ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] .8224
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] _____
 2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nob Hill NA [Other Neighborhood Associations, if any]

SE Heights NA

District 6 Coalition of Neighborhood Association

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 2/1/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Southeast Heights NA

Name of NA Representative*: John Pate

Email Address* or Mailing Address* of NA Representative¹: jpate@molzencorbin.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: trb607ca@hotmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
2/17/23 12:00pm 4212 Coal AVE SE, Albuquerque NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation Public ROW (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☒ Other: Consolidation of lots

Summary of project/request^{3*}:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council
6. Where more information about the project can be found^{4*}:
Please call, text or email Tim at 505-220-1525, trb607ca@hotmail.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)⁵ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
- _____
- _____
- _____
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☐ Yes ☐ No

<https://ido.abc-zone.com/development-ordinance->

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] .8224
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] MX-L (vacant/old vacant commercial)

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nob Hill NA [Other Neighborhood Associations, if any]

SE Heights NA

District 6 Coalition of Neighborhood Association

⁶ Available here: <https://tinyurl.com/idozoningmap>

4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE Neighborhood Meeting Inquiry Sheet Submission



CL Carmona, Dalaina L. <dcarmona@cabq.gov>
To: You

Mon 1/30/2023 10:56 AM

Zone Atlas.pdf
562 KB

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:
Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedysdaypa.com	119 Vassar Drive SE	Albuquerque	NM	87108	5054074367	5052659219
District 6 Coalition of Neighborhood Associations	Patricia	Wilson	info@wilsonstudio.com	545 Dartmouth Drive SE	Albuquerque	NM	87108	5059896007	
Nob Hill NA	Lucille	Long	lucylongcares@gmail.com	368 Solano Drive SE	Albuquerque	NM	87108	5052503860	
Nob Hill NA	Jeff	Heath	jdh@yahoornl@gmail.com	411 Aliso Drive SE	Albuquerque	NM	87108	5055569327	
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1907 Eldewide Lane SE	Albuquerque	NM	87108	5052354193	5052522984
Southeast Heights NA	Pete	Belleto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	NM	87108		5052064957

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

- Please note the following:
- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
 - Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>
 - The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
 - The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailled-Notice-Administrative-Print&Fill.pdf>
 - Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination

2/20/23, 3:20 PM

**Public Notice of a Proposed Project in the City of Albuquerque for Decisions
Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association**

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:04 PM

To: jeffreyahoehn@gmail.com <jeffreyahoehn@gmail.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:19 PM

**Public Notice of a Proposed Project in the City of Albuquerque for Decisions
Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association**

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:05 PM

To: jpate@molzencorbin.com <jpate@molzencorbin.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:18 PM

**Public Notice of a Proposed Project in the City of Albuquerque for Decisions
Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association**

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:07 PM

To: lucylongcares@gmail.com <lucylongcares@gmail.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:18 PM

**Public Notice of a Proposed Project in the City of Albuquerque for Decisions
Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association**

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:07 PM

To: mandy@theremedydayspa.com <mandy@theremedydayspa.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:16 PM

**Public Notice of a Proposed Project in the City of Albuquerque for Decisions
Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association**

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:08 PM

To: info@willsonstudio.com <info@willsonstudio.com>

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

2/20/23, 3:16 PM

**Public Notice of a Proposed Project in the City of Albuquerque for Decisions
Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association**

Tim Borrer <trb607ca@hotmail.com>

Mon 2/20/2023 3:09 PM

To: pmbdoc@yahoo.com <pmbdoc@yahoo.com>

 6 attachments (3 MB)

vacated Alley-SQ FT.pdf; Zone Atlas.pdf; 4208 LEAD-LLA PG-1-SIGNED.pdf; 4208 LEAD-LLA PG-2.pdf; Site-elevation-2-7-23.pdf; Emailed-Mailed-Pete.pdf;

See attached

Tim Borrer, MBA
Managing Member
TB Consultants LLC
505-220-1525

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Azimy Badier
404 Sierra SE
Albuquerque, NM
87108

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Pete Belletto
SE Hills NA
902 Valencia DR SE
Albuquerque, NM
87108

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Wallace Michael
7210 Whippoorwill LN NE
Albuquerque, NM
87109

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Padilla Ramon & Amy
12301 Los Arboles AVE NE
Albuquerque, NM
87112

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Patricia Wilson
Dist 6 Coalition of NA
505 Dartmouth DR SE
Albuquerque, NM
87106

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Lucid Thomas
400 Sierra DR SE
Albuquerque, NM
87108

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Finley Chicks R & Patricia
1408 Solano Ct NE
Albuquerque, NM 87110

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Star Mesha Robinson
c/o Batt Willie & Martin
1837 Indiana St NE
Albuquerque, NM
87110

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

TAG
PO Box 40471
Albuquerque, NM
87196

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Red Racer Capital LLC &
MBD Sierra/14th & SDV Sierra/14th LLC
13428 Marcella AVE 606
Marina Del Rey, CA
90292

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Keith Brian David
Trustee Keith IEUT
7116 Edison Ct NE
Albuquerque, NM
87110

TB Consultants LLC
PO Box 52126
Albuquerque, NM
87181

Greene Hunter & Wilson Treasor
PO Box 40471
Albuquerque, NM
87196

Tim Bower
TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Glenvis Hutton Trust
PO Box 152409
Arlington, TX
76015

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Madison Lawrence
4201 Lead Ave SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Marta Sara
401 Sierra DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Lucky IIc
551 Harmons DR NE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Jeff Hochan
411 Aliso DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

John Pate
SH Heights NA
1007 Idelwade LN SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

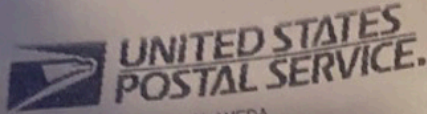
Mass Jordan
421 Greerind DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Lucille Long
308 Salma DR SE
Albuquerque, NM
87108

TB Consultants IIc
PO Box 52126
Albuquerque, NM
87181

Mandy Leon
Director of Coalition of NA
119 Vassar DR SE
Albuquerque, NM
87106



ALAMEDA
9132 4TH ST NW
ALBUQUERQUE, NM 87114-9998
(800)275-8777

02/21/2023 12:08 PM

Product	Qty	Unit Price	Price
US Flags Bklt/20	2	\$12.60	\$25.20
Grand Total:			\$25.20
Credit Card Remit			\$25.20
Card Name: VISA			
Account #: XXXXXXXXXXXX6394			
Approval #: 04496D			
Transaction #: 283			
AID: A0000000031010			
AL: VISA CREDIT			
PIN: Not Required			
			Chip
			CHASE VISA

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**UNITED STATES
POSTAL SERVICE.**

ALBUQUERQUE
1135 BROADWAY BLVD NE
ALBUQUERQUE, NM 87101-0001
(800)275-8777

02/21/2023 02:48 PM

Product	Qty	Unit Price	Price
School Bus	21	\$0.24	\$5.04
Grand Total:			\$5.04
Credit Card Remit			\$5.04
Card Name: VISA			
Account #: XXXXXXXXXXXX6394			
Approval #: 04866D			
Transaction #: 655			
AID: A0000000031010			
AL: VISA CREDIT			
PIN: Not Required			
			Chip
			CHASE VISA

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or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 340127-0101
Receipt #: 840-58700056-3-7036676-2
Clerk: 14

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: AZIMY BADRIA

Mailing Address*: 404 SIERRA SE ALBUQUERQUE NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner*: TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: <https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: FINLEY CHARLES R & PATRICIA L

Mailing Address*: 1408 SOLANO CT NE ALBUQUERQUE NM 87110-5628

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*: K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation*:
No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no
requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
☒ a. Location of proposed buildings and landscape areas.*
☒ b. Access and circulation for vehicles and pedestrians.*
☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page%3D412> City of Albuquerque
Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: GLENNIS HATTON TRUST

Mailing Address*: PO BOX 152409 ARLINGTON TX 76015-8409

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner*: TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borror
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: <https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*: K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

(contact the DHO office for exact time)

<https://cabq.zoom.us/j/84123463458>

ils: <http://www.cabq.gov/planning/boards-commissions>

vhelpp@cabq.gov or call the Planning Department at 505-924-3860.

about the project can be found^{*3}:

ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

7-Z

Elevations of the proposed building(s) or other illustrations of the relevant^{*}: Attached to notice or provided via website noted above
to IDO standards have been requested for this project^{*}:

☐ Variance(s) ☐ Waiver(s)

Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Pre-submittal Neighborhood Meeting, if one occurred:
Neighborhood Meeting was sent out on 2/1/23 and no
request had been requested

s only*, attach site plan showing, at a minimum:

proposed buildings and landscape areas.*

circulation for vehicles and pedestrians.*

Scale: of any proposed structures, with building elevations.*

number, or website to be provided by the applicant

cabq.gov/business/zoneatlas/

Date/Time^{*}: March 22

Location^{*2}: Zia Zoom (

Agenda/meeting materia

To contact staff, email de

6. Where more information
<https://theloftsatlead.com/> or trb607

Project Information Required for

1. Zone Atlas Page(s)^{*4} K-1
2. Architectural drawings, e
proposed application, as
3. The following exceptions

☐ Deviation(s) ☐

Explanation^{*}:
No exceptions

4. A Pre-submittal Neighbor
Summary of the Pre-subr
Pre-submittal Neighb
requests for a meetir

5. For Site Plan Application

- ☐ a. Location of prop
- ☐ b. Access and circu
- ☐ c. Maximum height

² Physical address or Zoom link

³ Address (mailing or email), phone r

⁴ Available online here: <http://data.ca>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
<https://ido.abc-zone.com/>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: GREENE HUNTER & WILSON TREVOR

Mailing Address*: PO BOX 40471 ALBUQUERQUE NM 87196

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: KEITH BRIAN DAVID TRUSTEE KEITH IRVT
Mailing Address*: 7116 EDWINA CT NE ALBUQUERQUE NM 87110

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner*: TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
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 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

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 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)* K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

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- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

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- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
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3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

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⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: LUCID THOMAS A

Mailing Address*: 400 SIERRA DR SE ALBUQUERQUE NM 87108

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
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 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor _____ (Minor or Major)
 - ☐ Vacation Public Right of WAY _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

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 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: <https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: LUCKY LLC

Mailing Address*: 531 HERMOSA DR NE ALBUQUERQUE NM 87108-1029

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MARTIN SARA E

Mailing Address*: 401 SIERRA DR SE ALBUQUERQUE NM 87108-2718

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: <https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] MX-L
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MASON LAWRENCE W

Mailing Address*: 4201 LEAD AVE SE ALBUQUERQUE NM 87108-2706

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor _____ (Minor or Major)
 - ☐ Vacation Public Right of WAY _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] MX-L
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: MOSS JORDAN L

421 GRACELAND DR SE ALBUQUERQUE NM 87108-2704

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*²: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] MX-L
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: PADILLA RAMON & ANNA M

Mailing Address*: 12301 LOS ARBOLES AVE NE ALBUQUERQUE NM 87112

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Consolidation of lots

Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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<https://ido.abc-zone.com/>

IDO Interactive Map

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⁵ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: FRED ROCK CAPITAL LLC & MID SIERRA/14TH LLC & JIV SIERRA/14TH LLC

Mailing Address*: 13428 MAXELLA AVE 606 MARINA DEL REY CA 90292-5620

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address*: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner*: TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borror
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- ☐ Conditional Use Approval
- ☐ Permit _____ (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☐ Subdivision Minor (Minor or Major)
- ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☒ Other: Consolidation of lots

Summary of project/request¹*:
Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation
of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found^{*3}:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{*4} K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] MX-L

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: STARR MARSHA ROBINSON C/O BUTT WILLIE & MARTIN

Mailing Address*: 1837 INDIANA ST NE ALBUQUERQUE NM 87110-6919

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner*: TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- ☐ Conditional Use Approval
- ☐ Permit _____ (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☐ Subdivision Minor (Minor or Major)
- ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☒ Other: Consolidation of lots

Summary of project/request¹*: _____

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

of lots from 10 lots to one

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
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¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22 (contact the DHO office for exact time)

Location*: Zia Zoom (<https://cabq.zoom.us/j/84123463458>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
<https://theloftsatlead.com/> or trb607ca@hotmail.com or 505-220-1525 or PO Box 52126, Albuquerque NM 87181

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal Neighborhood Meeting was sent out on 2/1/23 and no requests for a meeting had been requested

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

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[Note: Items with an asterisk (*) are required.]

- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .8224
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] _____
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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: TGG LLC

Mailing Address*: PO BOX 40471 ALBUQUERQUE NM 87196-0471

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner*: TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant*: *[if applicable]* Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor (Minor or Major)
 - ☐ Vacation Public Right of WAY (Easement/Private Way or Public Right-of-way)
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Summary of project/request¹*:

Vacation of ROW (alley), which serves only the 10 lots the owner owns. Consolidation

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 - ☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
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¹ Attach additional information, as needed to explain the project/request.

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Explanation*:

No exceptions

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for Decisions Requiring a Meeting or Hearing
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Date of Notice*: 2/18/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: WALLING MICHAEL A

Mailing Address*: 7210 WHIPPOORWILL LN NE ALBUQUERQUE NM 87109-6072

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4212 Coal AVE SE, 4204, 4206 LEAD SE, 4208 Lead SE
Location Description The entire city block between: Lead, Coal, Sierra and Graceland
2. Property Owner* TB Consultants LLC & Alexander Holdings LLC
3. Agent/Applicant* [if applicable] Timothy Borrer
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

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Date/Time*: March 22 (contact the DHO office for exact time) _____

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Explanation*:

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- ☒ c. Maximum height of any proposed structures, with building elevations.*

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³ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

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TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

MARTIN SARA E
401 SIERRA DR SE
ALBUQUERQUE NM 87108-2718

RED ROCK CAPITAL LLC & MBD
SIERRA/14TH LLC & JDV SIERRA/14TH
LLC
13428 MAXELLA AVE 606
MARINA DEL REY CA 90292-5620

MOSS JORDAN L
421 GRACELAND DR SE
ALBUQUERQUE NM 87108-2704

WALLING MICHAEL A
7210 WHIPPOORWILL LN NE
ALBUQUERQUE NM 87109-6072

LUCID THOMAS A
400 SIERRA DR SE
ALBUQUERQUE NM 87108

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

PADILLA RAMON & ANNA M
12301 LOS ARBOLES AVE NE
ALBUQUERQUE NM 87112

TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

LUCKY LLC
531 HERMOSA DR NE
ALBUQUERQUE NM 87108-1029

STARR MARSHA ROBINSON C/O BUTT
WILLIE & MARTIN
1837 INDIANA ST NE
ALBUQUERQUE NM 87110-6919

TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

TGG LLC
PO BOX 40471
ALBUQUERQUE NM 87196-0471

KEITH BRIAN DAVID TRUSTEE KEITH IRVT
7116 EDWINA CT NE
ALBUQUERQUE NM 87110

RED ROCK CAPITAL LLC & MBD
SIERRA/14TH LLC & JDV SIERRA/14TH
LLC
13428 MAXELLA AVE 606
MARINA DEL REY CA 90292-5620

FINLEY CHARLES R & PATRICIA L
1408 SOLANO CT NE
ALBUQUERQUE NM 87110-5628

AZIMY BADRIA
404 SIERRA SE
ALBUQUERQUE NM 87108

GREENE HUNTER & WILSON TREVOR
PO BOX 40471
ALBUQUERQUE NM 87196

GLENNIS HATTON TRUST
PO BOX 152409
ARLINGTON TX 76015-8409

TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

TB CONSULTANTS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

ALEXANDER HOLDINGS LLC
PO BOX 52126
ALBUQUERQUE NM 87181-2126

MASON LAWRENCE W
4201 LEAD AVE SE
ALBUQUERQUE NM 87108-2706

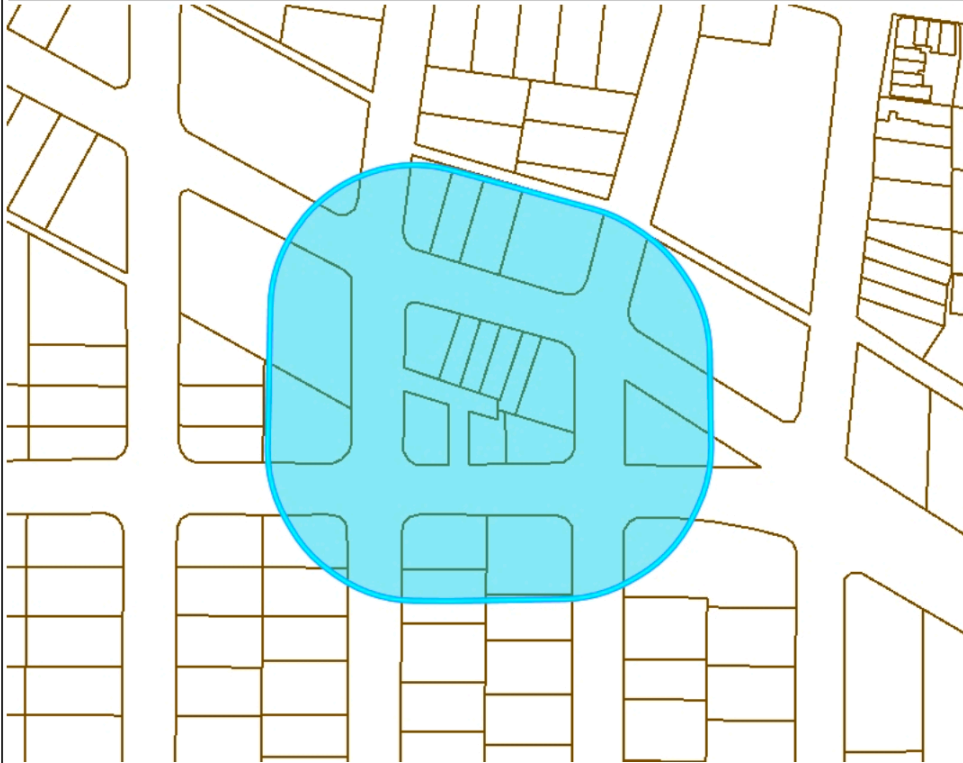


4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE



Legend

□ Bernalillo County Parcels



280 0 140 280 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/3/2023
© City of Albuquerque

1: 1,678

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Buffer: 165 Ft.
ROW: Lead Ave SE; 65 Ft.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-008127 Hearing Date: 01-18-2023
Project: Tract 1, Block 17 Mesa Grande Addition Agenda Item No: 4

☒ Sketch Plat

☐ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology has no comments to the vacation of the alley.
- A licensed New Mexico civil engineer will need to submit a Conceptual Grading & Drainage Plan to Hydrology for review & approval. This needs to be done prior to submitting for Site Plan for Building Permit or preliminary plat.
- Comment – A licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval. This needs to be done prior to submitting for Building Permit.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT) Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 1/17/2023

AGENDA ITEM NO: 4



DFT PROJECT NUMBER:

PR-2023-008127

PS-2023-00014 – SKETCH PLAT

REQUEST: VACATION OF ROW ALLEY AND LOT CONSOLIDATION

COMMENTS:

1. CE has no objections to the proposed re-plat consolidation and vacation of ROW.
2. Property is zoned MX-L, and must meet Dimensional standards as per IDO 5-1(D), Table 5-1-2.
3. Development proposed must meet Use Specific Standards for Townhouse dwelling, as per IDO 4-3(B)(6).
4. Development will need to utilize Table 5-5-1 for parking calculations. Townhome parking requirements are based on number of bedrooms per unit.
5. Development of townhomes will need to meet open space standards as per IDO 4-3(B)(6)(a).
6. CE has no further comments at this time.



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

HEARING DATE: 1/17/23 -- **AGENDA ITEM:** DFT

Project Number: PR-2023-008127

Application Number: PS-2023-00014

Project Name: 4212 Coal

Request:

DFT Sketch Plat..

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. No re-platting action cannot increase any existing nonconformity or create a new nonconformity. ***Clarify existing structures, demo, and proposed development. Nob Hill/Highland area requires demo review.**
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and for P for Site Plans. ***Obtain all required signatures as a part of the application submittal process.**
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- Future development must meet all applicable standards and provisions of IDO (MX-L) and the DPM. ***Plans should demonstrate how standards are being met.**

**(See additional comments on next page)*

- Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.
 - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street, PT-Premium Transit.
 - 4-2 Allowed Uses, table 4-2-1. ***Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
 - 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments. ***Plans should include setback measurements and elevations with height measurements.**
 - 5-3 Access & Connectivity requirements. ***Clarify if access is affected by replat.**
 - 5-5 Parking & Loading requirements, Table 5-5-1. ***Clarify if parking is affected by replat**
 - 5-6 Landscaping, Buffering, and Screening standards and requirements. Be aware of several sections related to new development - **5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.** *** Clarify if Landscaping is affected by replat**
 - 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.** 5-7-D-3 for wall height exceptions.
 - 5-8 for Outdoor Lighting requirements.
 - **5-11 Building and façade design requirements. *Nob Hill/Highland mapped area.**
 - 5-12 for Signage requirements and restrictions.
 - **Section 6-1, table 6-1-1 for public notice requirements.**
 - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
 - Vacations per 6-6-M. May require additional approvals.
 - 6-6 Demo Review
 - 7-1 Development, dwelling and use definitions.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 01/17/23



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2023-008127

PS-2023-00014 – SKETCH PLAT

REQUEST: VACATION OF ROW ALLEY AND LOT CONSOLIDATION

01-18-2023

Coal Ave and Lead Ave are Urban Principal Arterial and require street trees if new development is applicable per IDO Section 5-6(B).

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008127
4212 Coal Ave SE

AGENDA ITEM NO: 4

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Please provide a map or plan that shows the property in relation to Guadalupe as the drawings attached are difficult to determine where this property is.
2. Please provide sidewalk widths. 5' sidewalk with 4' clear around obstructions is required along Sierra and Graceland. 6' sidewalks with 4' clear around obstructions is required along Lead and Coal.
3. No objection to the consolidation or alley vacation.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: January 18, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2023-008127 Date: 01/17/2023 Agenda Item: NA Zone Atlas Page: K-17

Legal Description: Lots 1-10, Mesa Grande Addition

Location: 4212 Coal Ave SE

Application For: PS-2023-00014 Sketch Plat-10 lots to 1 lot consolidation (DFT)

1. No objection to the proposed lot consolidation.
2. For the proposed development, please request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

Comment: (Provide written response explaining how comments were addressed)

UTILITY DEVELOPMENT

HOA Meeting Report for Vacation of Right of Way

Notices were sent out to all the HOA contacts sent by the CABQ ONC (see list below and correspondence). Also, below are the emails sent to the HOA member contacts.
4212 Coal AVE SE, 4204,4206 LEAD SE, 4208 Lead SE Neighborhood Meeting Inquiry Sheet
Submission

CL

Carmona, Dalaina L. <dcarmona@cabq.gov>

To: You

Zone Atlas.pdf

632 KB

Mon 1/30/2023 10:56 AM

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
District 6 Coalition of Neighborhood Associations	Patricia	Wilson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
Nob Hill NA	Lucille	Long	lucylongcares@gmail.com	308 Solano Drive SE	Albuquerque	NM	87108	5052503860	
Nob Hill NA	Jeff	Hoehn	jeffreyaehoehn@gmail.com	411 Aliso Drive SE	Albuquerque	NM	87108	5055089327	
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1507 Glenview Lane SE	Albuquerque	NM	87108	5052541193	5052552984
Southeast Heights NA	Pete	Belforte	pmbdco@yahoo.com	892 Valverde Drive SE	Albuquerque	NM	87108		5052064967

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:


- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Email-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination

2/1/23, 4:12 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borror <trb607ca@hotmail.com>
Wed 2/1/2023 4:09 PM

To: mandy@theremedydayspa.com <mandy@theremedydayspa.com>

1 attachments (820 KB)
NeighborhoodMeetingrequest-1.pdf;

Hi Mandy,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borror, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:14 PM

2/1/23, 4:13 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borror <trb607ca@hotmail.com>
Wed 2/1/2023 4:09 PM

To: info@willsonstudio.com <info@willsonstudio.com>

1 attachments (833 KB)
NeighborhoodMeetingrequest-2.pdf;

Hi Patricia,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borror, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:16 PM

2/1/23, 4:10 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borror <trb607ca@hotmail.com>
Wed 2/1/2023 4:09 PM

To: lucylongcares@gmail.com <lucylongcares@gmail.com>

1 attachments (876 KB)
NeighborhoodMeetingrequest-3.pdf;

Hi Lucille,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borror, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:16 PM

2/1/23, 4:16 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borror <trb607ca@hotmail.com>
Wed 2/1/2023 4:09 PM

To: jeffreyaehoehn@gmail.com <jeffreyaehoehn@gmail.com>

1 attachments (838 KB)
NeighborhoodMeetingrequest-4.pdf;

Hi Jeff,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borror, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:16 PM

2/1/23, 4:16 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borror <trb607ca@hotmail.com>
Wed 2/1/2023 4:09 PM

To: jpate@molzencorbin.com <jpate@molzencorbin.com>

1 attachments (730 KB)
NeighborhoodMeetingrequest-5.pdf;

Hi John,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borror, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:16 PM

2/1/23, 4:16 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Tim Borror <trb607ca@hotmail.com>
Wed 2/1/2023 4:09 PM

To: pmbdco@yahoo.com <pmbdco@yahoo.com>

1 attachments (801 KB)
NeighborhoodMeetingrequest-6.pdf;

Hi Pete,

Please see the attached neighborhood meeting request. Please let me know if you have any questions

Tim Borror, MBA
President
TRB Holdings Inc
505-220-1525

2/1/23, 4:16 PM

Of the notices sent out, only two HOA members responded within the 15 day period; John Pate with SE NA, requested more information on the project on 2/1/23 (which he received the same

day via email). Also, we received a phone call from, not positive, but I believe Mandy Warr from District 6 Coalition of NA, requesting additional information. No HOA member requested a meeting in the 15 day period. However, on 2/22/23, outside of the 15-day period, we received a meeting request from Greg Weirs requesting a meeting with various HOA members. Although, the applicant had no requirement in doing so, we gladly hosted a meeting via Zoom on 3/2/23 at 5pm.

Re: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



From: Tim Borrer <trb607ca@hotmail.com>
Sent: Thursday, February 23, 2023 9:30 AM
To: Greg Weirs <vgweirs@gmail.com>
Cc: Jeff Hoehn <jeffh@clnabq.org>; Lucille Long <lucylongcares@gmail.com>; Bill A <wm_ashford@yahoo.com>; Gary & Melodie Eyster <meyster1@comcast.net>; hollyhitzemann@comcast.net <hollyhitzemann@comcast.net>
Subject: Re: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Hi all,

We had emailed all the contacts with registered with the City of Albuquerque Office of Neighborhood Association on 2/1/23. I would be more than happy to have a zoom meeting on 3/2/23 at 5:00pm to answer any questions regarding this project.

Tim Borrer, MBA
Managing Member
TRB Holdings Inc
505-220-1525

From: Greg Weirs <vgweirs@gmail.com>
Sent: Wednesday, February 22, 2023 11:47 AM
To: trb607ca@hotmail.com <trb607ca@hotmail.com>
Cc: Jeff Hoehn <jeffh@clnabq.org>; Lucille Long <lucylongcares@gmail.com>; Bill A <wm_ashford@yahoo.com>; Gary & Melodie Eyster <meyster1@comcast.net>; hollyhitzemann@comcast.net <hollyhitzemann@comcast.net>
Subject: Re: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Dear Mr. Borrer,

The NHNA would like to hear about your project. Would a meeting over Zoom on the evening of Tuesday, Feb. 28th or Thursday, Mar. 2nd work for you? NHNA participants, please chime in on your availability as well.

We have no record of receiving your email from Feb. 1, otherwise we would have requested a pre-submittal meeting. We have had some inconsistencies with notification via the ONC since last fall.
Would the ONC please respond with the two NHNA POC addresses it has on file?

Greg Weirs
NHNA Urban Planning Committee

During the zoom meeting, which lasted 45 min, none of the HOA members opposed the project. There were questions on the height, colors of the building, building timeline, and rent rates. The meeting was more informational than anything. The meeting did end abruptly, as there was a time limit on the Zoom meeting.

Tim Borrer, MBA
Managing Member
Alexander Holdings LLC
505-220-1525
Trb607ca@hotmail.com